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**TOWN OF EASTON, MARYLAND  
EASTON TOWN HALL  
14 S HARRISON STREET**

**November 20, 2017**

**PRESENT AT CONVENING.**

Mayor Robert C. Willey  
Council President John Ford  
Councilmember Alan I. Silverstein  
Councilmember Pete Leshner  
Councilmember Ron E. Engle  
Councilmember Megan M. Cook

Also present was the Town Manager Mr. Don Richardson, Town Attorney Mrs. Sharon VanEmburch, Chief David Spencer, Town Planner Mr. Lynn Thomas and Town Clerk Mrs. Kathy M. Ruf.

**MEETING.**

At 7:00 p.m., President Ford called the meeting to order.

**OPENING REMARKS BY MRS. COOK AND PLEDGE OF ALLEGIANCE.**

Mrs. Cook gave opening remarks and led those present in the Pledge of Allegiance.

**APPROVAL OF MINUTES OF NOVEMBER 6, 2017 MEETING.**

Upon motion by Mr. Leshner seconded by Mr. Engle and carried unanimously, minutes of the November 6, 2017 meeting were approved.

**FIRE BOARD.**

Present from the Easton Volunteer Fire Department were Assistant Chief Drew Jensen and 1<sup>st</sup> Lieutenant Sol James.

Assistant Chief Jensen thanked the Town of Easton for the name change from Aurora Park Drive to Leonard Rieck Drive. He stated that Mr. Rieck joined the Fire Department in 1943 and recently celebrated his 100<sup>th</sup> Birthday hosted by the EVFD.

Assistant Chief Jensen updated on holiday festivities, the train garden, and the Christmas lights at the department.

He stated that they are working on the replacement of a rescue truck with specifications going to manufacturers last week for bid.

Asst. Chief Jensen updated on fundraisers and stated that the beer fest was a success and the wine festival will be held in the spring.

**ITEMS BY THE MAYOR.**

Mayor Willey discussed visitors coming to the Town of Easton from the Town of Crisfield, Maryland on November 30<sup>th</sup>.

Mayor Willey stated that Mr. Leonard Rieck's 100<sup>th</sup> birthday party was well attended.

**REQUEST FROM SPRING HILL CEMETERY ASSOCIATION FOR PERMANENT WAIVER FOR REAL PROPERTY TAXES.**

Mayor Willey stated that the Town is in receipt of a letter from Michael D. Weise, Spring Hill Cemetery Association Chairman asking for a waiver of real property taxes in the amount of \$158.74.

Upon motion by Mr. Leshner, seconded by Mr. Silverstein and carried unanimously, the real property taxes for Spring Hill Cemetery Association 2017 real property taxes were abated. Mayor Willey stated that the request would need to be made every year.

Mayor Willey reminded everyone that the ESAM dinner would be held in January with the Eastern Shore Delegation. He reminded everyone to RSVP.

**ITEMS BY THE TOWN MANAGER.**

**REQUEST FROM EASTON LIONS CLUB TO HOLD ANNUAL CHRISTMAS TREE SALES ON LOT BEHIND AMISH MARKET.**

Upon motion by Mr. Silverstein seconded by Mrs. Cook and carried unanimously, the request from the Lions Club to hold the Annual Christmas tree sales on the lot behind the Amish Market was approved.

**APPROVAL OF PUBLIC ASSEMBLY EVENTS.**

The Town Manager Mr. Richardson asked for approval for:

- Downtown holiday shopping event 12/1/17.

Upon motion by Mr. Silverstein, seconded by Mr. Leshner and carried unanimously, the holiday shopping event was approved.

- Easton's Old Tyme Holiday Parade 12/2/17. 5K event 12/9/17.
- First Night Talbot 12/31/17.

Upon motion by Mr. Silverstein, seconded by Mr. Leshner and carried unanimously, Easton's Old Tyme Holiday parade and First Night Talbot was approved.

**APPROVAL OF BID FOR NEW ROLLER FOR PUBLIC WORKS.**

Upon motion by Mr. Silverstein seconded by Mr. Engle and carried unanimously, the bid for the roller from Alban Cat in the amount of \$34,874.78 was approved as recommended by staff.

**APPROVAL OF BID FOR ENCLOSED TRAILER FOR PUBLIC WORKS.**

Upon motion by Mr. Silverstein seconded by Mrs. Cook and carried unanimously, the bid for the enclosed trailer from J&S Equipment in the amount of \$4,780 was approved as recommended by staff.

**APPROVAL OF PURCHASE OF TOWN VEHICLES.**

Utilizing the State of Maryland Open Bids and Contract Awards, Mr. Richardson asked for approval for the purchase of the following vehicles.

- 4 – 2017 Ford Police Interceptor Utility AWD \$28,400 x 4 = \$113,600
- 1 – 2018 Ford F150 Extended Cab 4WD \$27,977

Upon motion by Mr. Silverstein seconded by Mr. Leshner and carried unanimously, the purchase of the vehicles was approved.

Also utilizing the State of Maryland Open Bids and Contract Awards, Mr. Richardson asked for approval for replacement of the Town Administrative vehicle.

- 1 – 2018 Jeep Grand Cherokee at \$27,582

Upon motion by Mr. Silverstein, seconded by Mr. Engle, the Town Administrative vehicle purchase was approved.

**RESOLUTION NO. 6091, "A RESOLUTION OF THE TOWN OF EASTON APPROVING THE AMENDED EASTON AFFORDABLE HOUSING RENOVATION PROGRAM FOR OWNER OCCUPIED HOMES."**

Introduced. Public hearing December 4, 7:15 PM.

**ORDINANCE NO. 716, "AN ORDINANCE OF THE TOWN OF EASTON AMENDING THE CONDITIONS OF APPROVAL FOR ORDINANCE 461, WHICH GRANTED THE AMENDMENT TO A PLANNED UNIT DEVELOPMENT FOR ELM STREET DEVELOPMENT, LC, AND WHICH WAS MODIFIED BY ORDINANCE 562 TO MODIFY THE REQUIREMENTS FOR OFF-SITE RENOVATIONS AND/OR RESTORATIONS."**

Introduced. Public hearing December 4, 7:15 PM.

**7:15 PM PUBLIC HEARING FOR THE CONSIDERATION OF AMENDMENTS TO THE TOWN OF EASTON COMPREHENSIVE PLAN, INCLUDING THE ADOPTION OF THE PORT STREET SMALL AREA PLAN.**

At 7:18 p.m., President Ford opened the public hearing.

Mr. Thomas, Town Planner discussed the series of Comprehensive Plan amendments. He stated that they consist of the Port Street Small Area Plan. Mr. Thomas stated that the Planning Commission has received comments from the State of Maryland that were general in nature.

President Ford asked for council questions. There were none.

President Ford opened the floor for public comments.

There were no questions or comments.

President Ford left the public hearing open and stated that written comments will be accepted and disseminated to the council.

**APPROVAL OF INVOICES TOTALING \$722,745.72.**

Upon motion by Mr. Leshner seconded by Mr. Engle and carried unanimously, invoices totaling \$722,745.72 were approved.

**7:30 PM PUBLIC HEARING FOR THE CONSIDERATION OF THE CREATION OF A NEW MIXED USE WATERFRONT (MXW) ZONING DISTRICT, INTENDED IN LARGE PART TO IMPLEMENT THE LAND USE GOALS AND OBJECTIVES OF THE AFOREMENTIONED COMPREHENSIVE PLAN AMENDMENTS AND APPLICATION OF THE MXW DISTRICT TO VARIOUS PARCELS IN THE TOWN OF EASTON.**

At 7:30 p.m., President Ford opened the public hearing.

118 Mr. Thomas, Town Planner discussed the proposed MXW District. He said it is the primary means to  
119 implement the small area plan. He discussed the four sub districts with varying degrees of density. He stated  
120 that the districts will link the waterfront with downtown Easton. Mr. Thomas stated that there will be extensive  
121 design and operational standards that will be applied to every portion of the district. He stated that the Planning  
122 Commission has stated that this is a work in progress. They are committed to making it better and the final  
123 product could take a few months. Mr. Thomas recognized and acknowledged county planning staff and  
124 members of the county council.

125 Mr. Thomas discussed the process forward.

126 Mrs. VanEmburch stated that the County Council intends to discuss it at their November 28<sup>th</sup> meeting and  
127 make a recommendation to their council December 6th.

128 Mr. Thomas outlined what nine parcels this would apply to.

129 President Ford opened the floor for public comments.

130 Ms. Bryna Booth, Esq., 130 N Washington Street, stated she is present on behalf of Londonderry which she  
131 stated is a housing cooperative consisting of 135 units. She stated that the residents own shares. Ms. Booth  
132 discussed Londonderry being a vibrant, thriving community which is zoned under the Planned Health District.  
133 She stated that the Londonderry community is excited for the development but they are objecting to the zone  
134 being applied to Londonderry. Ms. Booth stated that their board unanimously recommended that Londonderry  
135 be taken out of this zoning at this time. She stated that the population is vulnerable but their concern is with the  
136 public access.

137 Mr. Phil Dinkel, 700 Port Street, Londonderry, clarified that Londonderry has asked to not be included in the  
138 new zoning.

139 Ms. Stacey Stanley, W Glenwood asked if there will be substantial tax increases.

140 Mr. Thomas stated that the properties need to be looked at but he did not think there would be much of an  
141 immediate impact and the zoning may actually give property owners more opportunities in the future.

142 Mr. Silverstein stated that the zoning should not affect taxes whatsoever.

143 Mrs. Cook stated that the area is mostly residential and the zoning can be applied at a later date.

144 Mr. Ted Bautz, 218 S Hanson Street, on behalf of EEDC thanked everyone for the Comprehensive Plan  
145 Amendments and the focus on open spaces and accesses. Mr. Bautz highly recommended the town adopt a  
146 MXW District.

147 Mr. William C. Boicourt, Chairman Talbot Planning & Zoning thanked the Town for keeping everyone  
148 involved. He stated that his concerns focus on the waterfront plaza as he prefers to keep green space left open.  
149 Mr. Boicourt stated that the process has been very friendly.

150 President Ford stated that the county and town have worked well to make this work.

151 President Ford stated that this hearing will be kept open and any written comments can be sent to the town  
152 office for dissemination. President Ford stated that the council will take comments again at the December 4  
153 meeting.

154 Mrs. VanEmburch asked that any suggested specific changes be forwarded.

155 Mr. Silverstein stated that he would prefer to take Londonderry out of the MXW zoning.

156 Mr. Engle said that he was not sure that Londonderry understands that to be in the MXW may be advantageous  
157 if they plan to expand.

158 Mrs. Cook stated that she is concerned that if Londonderry is removed from the district, the pedestrian access  
159 may not be there.

160 **ORDINANCE NO. 717, "AN ORDINANCE OF THE TOWN OF EASTON AMENDING THE TOWN**  
161 **OF EASTON ZONING ORDINANCE TO CREATE A NEW MIXED USE WATERFRONT ZONING**  
162 **(MXW) DISTRICT AND TO APPLY THE NEW ZONINGDISTRICT TO LAND WITHIN THE**  
163 **TOWN OF EASTON."**

164 President Ford brought Ordinance No. 717 to the floor for a first reading.

165 **RESOLUTION NO. 6090, "AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF**  
166 **EASTON ADOPTING AMENDMENTS TO THE TOWN OF EASTON 2010 COMPREHENSIVE**  
167 **PLAN."**

168 President Ford brought Resolution No. 6090 to the floor.

169 **ITEMS BY MEMBERS OF THE COUNCIL.**

170 Mr. Silverstein stated that he attended Mr. Rieck's 100th birthday party and that the Council did the right thing  
171 renaming the street in his honor.

172 Mrs. Cook wished everyone a happy holiday season.

173 President Ford reminded everyone that the holiday parade in Easton is December 2nd.  
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177 **ADJOURNMENT.**

178 At 8:10 p.m., upon motion by Mr. Silverstein seconded by Mr. Leshner and carried unanimously, President Ford  
179 adjourned the regularly scheduled meeting.

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182 Kathy M. Ruf, Town Clerk